

When recorded return to:

Bryana Nicole Haner and Ryan Michael Haner
5075 Aerie Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3769

Aug 16 2021

Amount Paid \$6805.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620047492

Escrow No.: 620047492

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gabriel Lee Maldonado, also appearing of record as Gabriel L. Maldonado and Gabriel Maldonado, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Bryana Nicole Haner and Ryan Michael Haner, wife and husband

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 35, Eagle Valley P.U.D., according to the plat thereof, recorded in Volume 15 of Plats, pages 181 through 183, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

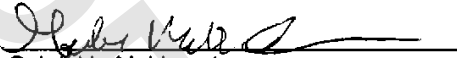
Tax Parcel Number(s): P106928 / 4632-000-035-0004

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: August 5, 2021


Gabriel L. Maldonado
~~Melissa Maldonado~~ DaharshState of Washington
County of Sagit

I certify that I know or have satisfactory evidence that
Gabriel L. Maldonado + Melissa Daharsh
they is(are) the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

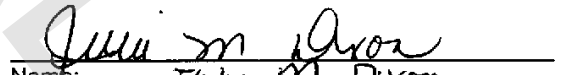
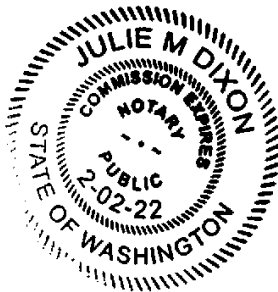
Dated: 8/16/2021
Name: Julie M Dixon
Notary Public in and for the State of Washington
Residing at: Camano Island
My appointment expires: 2/2/2022

EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Northwest Pipeline Corporation
Purpose: Pipeline
Recording Date: September 19, 1956
Recording No.: 541748
Affects: Portion disclosed in said document
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. 12-88:

Recording No: 8812210004
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America
Purpose: Electric transmission and/or distribution line
Recording Date: July 8, 1963
Recording No.: 638054
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America
Purpose: Road
Recording Date: November 12, 1973
Recording No.: 793250
5. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: August 8, 1990
Recording No.: 9008080053

EXHIBIT "A"**Exceptions
(continued)**

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Eagle Valley PUD:

Recording No: 9407210001

7. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: July 21, 1994

Recording No.: 9407210002

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 14, 1997

Recording No.: 9711140045

8. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: July 28, 1994

Recording No.: 9407280080

9. Liens and charges as set forth in the above mentioned declaration(s),

Payable to: Lot Owners Association of Eagle Valley Planned Unit Development

10. Memorandum of Timber Sale Agreement and the terms and conditions thereof:

Recording Date: July 2, 2002

Recording No.: 200207020126

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

EXHIBIT "A"

Exceptions
(continued)

Granted to: Northwest Pipeline Corporation
Purpose: Pipeline and electrical and/or communications cable, etc.
Recording Date: July 2, 2002
Recording No.: 200207020127

12. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:
- "This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.
- In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."
13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. City, county or local improvement district assessments, if any.
15. Assessments, if any, levied by Kennart Estates Water System.
16. Assessments, if any, levied by Lot Owners Association of Eagle Valley Planned Unit Development.